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VALUES—REALTY AND REAL

ETHER a \$300,000,000 lift in assessments on real estate or a raise of the tax rate is reported to be inevitable if the city is to take care of the various increased demands of its departments. Nobody knows where the \$300,000,000 increase comes from, and it will be recalled that the city had to reduce this year's assessment some \$60,000,000 owing to over-valuations in various places. The Tax Department seems to have adopted the policy of the wily Oriental, who always states a figure so high that it can stand a lot of beating down and still show profit.

Property owners are not pleased. Nor are consolations likely to prove consoling. Some consolations there are, however. Indeed to the average man the development of New York realty, especially in Manhattan, will always be the unfolding of rosy dreams of marble and magnificence. Only last week the Superintendent of the Bureau of Buildings, in his report for the year 1911, analyzed the \$111,000,000 worth of building operations in New York for that twelvemonth.

For the previous decade the yearly average of building amounted to \$108,000,000. According to last year's figures the total building operations of Manhattan alone now exceed those of Chicago by 5 per cent., are three times those of Philadelphia and more than five times those of any other city. While only 6 per cent. of new buildings to be erected in the Greater City were in Manhattan, the cost of this 6 per cent. is more than that of the other four boroughs put together. New buildings are less in number than in past years, but the average cost is much greater, having been through the last four years about double that of the five years preceding. Fireproof buildings increased 25 per cent. over 1910. An interesting detail is the number of buildings proposed for places of amusement, which increased from 49 in 1910 to 72 in 1911, while the number of private dwellings decreased.

But besides a fairly healthy growth of building, the past year or two has shown two other great and hopeful advances. First, the widening of Fifth avenue has demonstrated that the civic spirit is sufficiently awake to guard and protect for the future the beauty and convenience of New York's finest street—an improvement beside which temporary private interests are already seen to be insignificant. Second, the building of the new subways has lately shown possibilities of rapid and effective work without undue disturbance of streets and traffic—possibilities that promise much for the future peace of mind of merchants and tenants along projected routes. The Public Service Commission has just announced that the Centre street loop and the Brooklyn Fourth avenue section will be ready for operation early next year. Henceforth the building of new subways need call forth none of the terrors inspired by memories of upheavals previous to 1904.

New York may not have builded \$300,000,000 more into its fabric. But it is no small thing to have learned how to put through big, far-sighted undertakings like remodeling avenues and adding subways with a minimum of temporary inconvenience and a maximum of ultimate benefit.

LAW IS LAW.

THE Harvard professor who is accused of bringing back from Europe \$1,100 worth of dutiable articles which he did not declare is entitled to no sympathy. Misguided women are continually doing this sort of thing—often from nothing worse than the feminine instinct to protest against what looks like a silly and unjust law by breaking it. Because they are women we are glad to see them treated with such consideration as may be found possible. But a highly educated male citizen, an instructor of college youth, certainly knows better. Whatever he may have thought of the law, still he knew it was the law and as such to be observed—particularly by those whose example might influence others. While the United States Government, in the carrying out of a heaven-sent tariff policy, goes down to the dock in all its power and dignity to greet its returning citizens with threats and search warrants and inspections and imposts and impositions, the returning citizens are in duty bound to submit and suffer to the greater glory of the land. What is the price of liberty, anyway?

MARCUS AURELIUS and Epictetus may have counselled the Mayor to "forgive everybody every morning" and so "live without anger in the midst of lying and unjust men," but what about Seneca, who comes out flat-footed with: "It is not right to show promiscuous and general clemency, and to forgive every one is as much cruelty as to forgive no one?" How's a man to know?

JOB may be a jester, but he is not a joke!

A POCKET ENCYCLOPEDIA

Copyright, 1912, by The Press Publishing Co. (The New York World).
 316—Why do smoke and steam curl as they go upward?
 317—What causes the "Will-o'-the-Wisp"?
 318—How does wind dry damp linen?
 319—Why are some objects black?
 320—What causes echoes?

THESE questions will be answered Wednesday. Here are replies to Friday's:
 31 (What countries are likely to be most cloudy?)—Those where there are most variable winds: England, for example.
 32 (Why is a red and lowering sun a sign of rain?)—The air's higher regions are laden with condensing vapor which the rising sun cannot disperse.
 33 (Why is a cloudy night warmer than a clear one?)—The clouds prevent the heat from radiating from the earth, whose surface thus remains warmer.
 34 (Why can ducks dive without soaking their feathers?)—Their feathers are covered with an oily secretion which repels water.
 35 (During what part of the twenty-four hours does most rain fall?)—More rain falls at night than in the daytime, the chill of night condensing the air and lessening its capacity for holding vapor in solution.
 36 (What is the cause of the "Will-o'-the-Wisp"?)—It is the heat from radiating from the earth, whose surface thus remains warmer.
 37 (What causes the "Will-o'-the-Wisp"?)—It is the heat from radiating from the earth, whose surface thus remains warmer.
 38 (How does wind dry damp linen?)—The wind carries off the moisture from the linen.
 39 (Why are some objects black?)—They are black because they absorb all the light that falls on them.
 40 (What causes echoes?)—They are caused by the reflection of sound waves.

BAD BREAK.

First Week-End Guest—Would you ask our hostess to lend me a motor?
 Second Week-End Guest—Good heavens, no! I'd as soon think of asking her for a piece of string—Life.

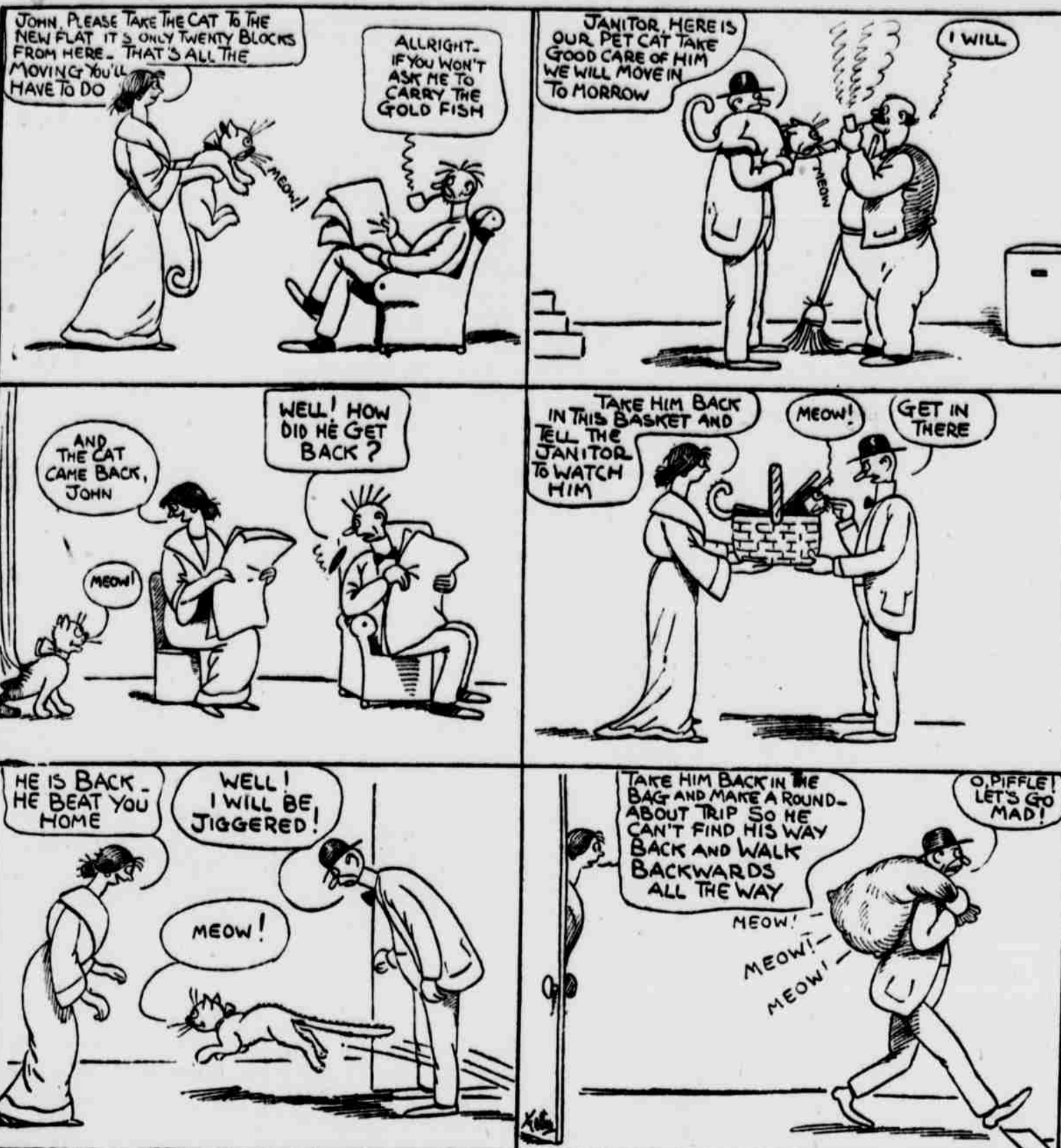
WEIGHT FOR AGE.

Martin—is that the coat you got with 200,000 coupons? He looks all right.
 Martin—He is. He was born the year I began saving the coupons—Lippincott's.

The Day of Rest

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By Maurice Ketten



The Jarr Family

Copyright, 1912, by The Press Publishing Co. (The New York World).
 Mr. Jarr has to pay the bill for a case of Chronic Telephonitis.

Mr. Jarr was trying to get his home on the telephone. "Wire's busy, sir," said Central. "Nonsense!" retorted Mr. Jarr. "Here I've been trying to get my number all day. And the answer is 'Busy! Busy! Busy!' Now get busy yourself and get that number!" Whereat the gentle lassie at the Central switchboard spilled into his ear a succession of the most diabolical metallic clackings, sufficient to split his head open.

"You can hear for yourself," said the operator, graciously turning off the sardonic-bursting clatter. "When it makes that sound the wire is busy." "Well, it's mighty funny," said Mr. Jarr. "Every day for the last few days I'm cut off from all telephone communication with the dear ones at home!"

Four times more did he try to tell his wife by wire that he had gotten the theatre tickets for the Miss Cackelberrys, who were visiting him. The Miss Cackelberrys had been very particular about what shows they would see while in New York. It was the big hits only that appealed to them.

Unselfish Wife!
 "Does your wife object to your being a clubman?"
 "Oh, no. Why, before we'd been married a month she had me enrolled in the Ananias Club!"

Mr. Jarr Has to Pay the Bill for a Case of Chronic Telephonitis

Cackelberry girls. They do use the telephone a great deal. "They must board with it," growled Mr. Jarr. "I'm sure I don't know what to do about it," whimpered Mrs. Jarr. "But I do wish company would be a little considerate about the telephone. Those girls are hanging on it all day long. They called up their mother in Philadelphia this morning and found she had gone to Atlantic City. Then they called up Atlantic City and were told their mother had just gone back to Philadelphia. Then they called Philadelphia again and were told their mother was in Baltimore. Since then they have been calling up everybody they know in Baltimore—to get their mother."

THE "hoodoo" theatre has been in evidence for generations. There has always been at least one theatre in nearly every city which for reasons inexplicable has failed to pay any manager bold enough to tempt fate with its direction.

For nearly a quarter of a century there was a little theatre at Astor place and Broadway. It was called the New York Theatre and was opposite the famous hotel of that name. Once it had been a church. This house used to change managers so often that it actually became known as "The Morgue." And this too despite the fact that some important theatrical history resulted from what was achieved within its walls.

Here the famous Worrell Sisters held sway for more than a decade, but even while they ruled their theatre, it failed to profit from their efforts. Harriett and Hart receded to the little theatre when they were burned out at the old Theatre Comique, but even they could not entice their tremendous following into "The Morgue."

The Story of the States

I.—ALABAMA. Motto: "Here We Rest." BY ALBERT PAYSON TERHUNE

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A HANDFUL of rough French soldiers of fortune, headed by the explorer Bienville, burst through a hostile southern wilderness in 1702 and built a fort on the Mobile River's banks. They were not the first white men to face wild beasts and wilder savages there. De Soto in 1539 had fought his hopeless way through that region on his journey to the Mississippi. England and Spain both claimed the tract. But might meant right in those days, and while the powers were snarling over the choice morsel Bienville seized it in France's name. And the second of his two forts was the germ of the city of Mobile.

For the next century the whole surrounding country was a scene of strife. There were Indian wars as the redskins fought desperately to stem the spread of civilization. European nations, too, squabbled for the possession of the rich territory. France in 1763 lost all her American possessions as a result of the French and Indian war. And in 1779 the land conquered by Bienville was split up between Spain and the new United States. Spain and the Indians were at last brought off or outmaneuvered, and it all became United States soil.

The tract had been part of Louisiana (in fact, Mobile was Louisiana's first capital), next it was incorporated with Georgia, and in 1798 it was included as a portion of the "Territory of Mississippi." Then, in 1817, it was reappropriated as "Alabama Territory." The name was derived from the "ALA-BA-MO" tribe of Creek Indians and is said to mean: "Here We Rest"—a motto which Alabama has taken for her own.

"Alabama Territory" became the State of Alabama in 1819, being admitted to the Union as a slave State to pair off with Maine, which was admitted as "free" at the same time.

For the next forty years the story of Alabama was more or less the story of the whole South. Then came the rumble of the approaching civil war. Alabama was one of the first States to secede from the Union. Nowhere did secession receive more ardent support.

Yet there were many Alabamians of note who did not wish to leave the Union. And when they found secession could not be avoided they strained every nerve to cut off Northern Alabama into a separate and neutral State under the name of NICKAJACK. The plan failed.

When the South seceded Alabama's capital, Montgomery, was chosen as the first capital of the Confederacy. There Jefferson Davis was inaugurated President. Alabama sent practically all her able-bodied male population to the civil war. And no less than thirty-nine Confederate generals came from that starry State.

During the four-year conflict she suffered bitterly from all the horrors of warfare. Invasion, siege and battle were hers. Not once, but again and again. Not until April, 1865, was the whole State recovered by the Union.

Then followed the bitter "reconstruction period," when Alabama was once more rent asunder and was plundered and bankrupted. The dreaded "carpet bag" regime exacted from her a toll almost as terrible as had the war itself.

Not until 1868 did the tortured State begin to regain her strength. Then recovery that came so late was rapid. Today Alabama is in size the eighteen State in the Union, with a population of about 2,100,000.

The "wilderness" claimed by three nations and devastated by war after war has outlived its countless misfortunes and has risen through them to greatness. (NEXT—ARIZONA.)

Reflections of a Bachelor Girl

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 EVERYTHING seems to be worn tight, nowadays, except the marriage tie.

Hang on a man's words if you want to flatter him, but don't hang on his neck unless you want to frighten him.

Coquettes are made, not born; a girl seldom thinks of playing false in the love game until some man has taught her how.

If Pierre Loti could make harem fashion in America it would do away with all the superfluous bachelors; no man would object to trying himself to a woman if he didn't have to separate himself from all the others.

As long as a wife can keep the wrinkles out of her disposition the wrinkles in her face won't be seen; as long as she can keep her temper sunny she can persuade her husband that the "silver threads among the gold" in her hair are pure platinum.

Married men get so nervous about avoiding the appearance of evil that they almost have a fit of prostration if a drug store demonstrator happens to squirt lilac perfume on their coat lapels.

A pretty woman's age can usually be gauged at about half way between what the men think it is and what the women say it is.

Little bridegrooms should be heard and not seen.

The May Manton Fashions

HIGH turned over collars in Director style and revers that widen as they approach the waist line are two important features of the season, and this waist includes them both. The tucks at the shoulders provide plenty of fullness in the fronts and the little vest effect can be utilized for contrasting material if liked. In this case the collar is left open, and open necks of the kind will be much worn, but there is a little chemise that can be made to made of lace or net and adjusted under the blouse and attached to the collar that many women will be sure to like. There is an undoubted tendency toward long sleeves, but fashion allows those of almost any length that is becoming.

For the medium size, the waist will require 3½ yards material 37, 2½ yards 34, 1½ yards 41 inches wide with ½ yard 21 for the collar and revers, ¼ yards of lace for the sleeve trills.

Pattern No. 7589 is cut in sizes from 21 to 42 inches bust measure.

Pattern No. 7589—Fancy Waist with Vestee, 34 to 42 Bust.

Call at THE EVENING WORLD MAY MANTON FASHION BUREAU, Donald Building, 30 West Thirty-second street (opposite Gimbel Bros.), corner Sixth avenue and Thirty-second street, New York, or send by mail on receipt of ten cents in coin or stamps for each pattern ordered.

IMPORTANT—Write your address plainly and always specify size wanted. Add two cents for letter postage if in a hurry.